



Langthorpe, Boroughbridge, York £399,950

**** NO ONWARD CHAIN ****

A substantial detached bungalow set within generous gardens requiring a program of modernisation and upgrading, with enormous scope for further expansion and improvement.



This detached bungalow, located on the edge of Langthorpe and offering quick and easy access to Boroughbridge and the A1 motorway, set within generous gardens and is being offered for sale with both vacant possession and no onward chain.

Internally, the property is entered from the front into a spacious L shaped reception hall which has a permanent staircase leading to the first floor loft.

The principal reception room is a spacious lounge located at the front of the bungalow, which has a cast iron stove fireplace set on an exposed stone hearth. There are multiple casement windows to the front and side elevations in addition to a television point.



A separate dining room with radiator leads through into the breakfast kitchen which has a range of built-in base units and central serving island with laminated worktops and inset sink unit. There is an additional range of matching high level storage and display cupboards with ceramic tiled splashbacks.

Included within the kitchen is a built-in oven, with separate ceramic hob unit and extractor canopy. A recess provides space for a freestanding fridge freezer unit, and the kitchen also includes a radiator.



Located at the rear of the property are three generous bedrooms, all of which benefit from casement windows and radiators.

There is a separate toilet having a low flush W.C., in addition to a house bathroom which includes a wash hand basin and W.C., both set within a vanity surround. There is an inset panelled bath in addition to a walk-in corner shower cubical.

A rear entrance lobby leads through into a front garden room with garage access and secondary entrance door from the front driveway.



Beyond the garden room is a utility room with a work bench and stable style rear entrance door.

To the first floor is a partially converted loft with permanent staircase, which could easily be transformed into additional bedroom accommodation.

Externally, the property is entered through a gated access onto a front driveway and gravel hardstanding which provides off street parking for numerous vehicles.

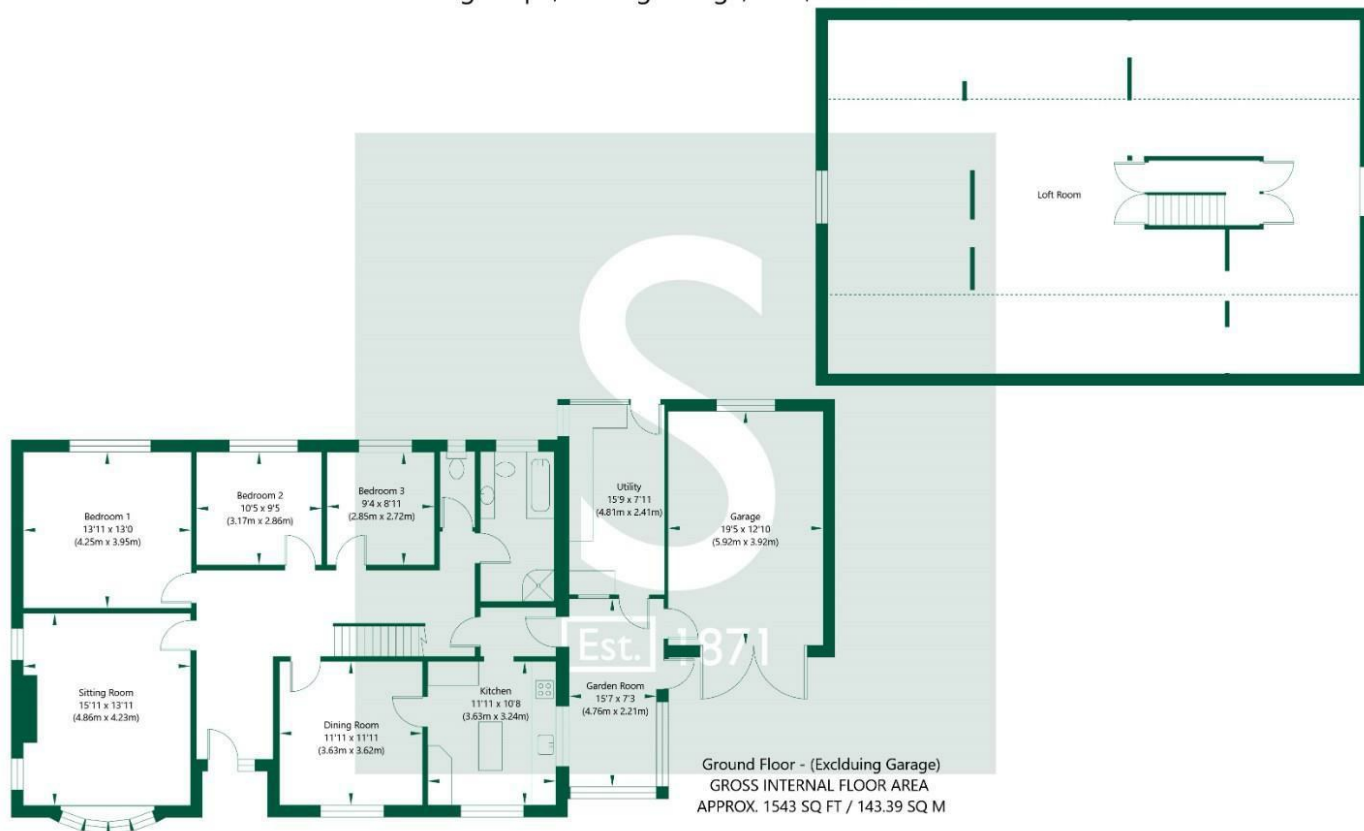
The driveway in turn accesses the attached garage which has timber garage entrance doors.

The property's front and side gardens are extensively laid to lawn with clearly defined tree and hedged lined borders.

The property's rear garden is low maintenance in nature being extensively laid to gravel with a number of mature screening trees in addition to surrounding fence lined boundaries.



Langthorpe, Boroughbridge, York, YO51 9BZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1543 SQ FT / 143.39 SQ M - (Excluding Garage & Loft Room)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2026



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

